



LIGHT INDUSTRIAL/WAREHOUSE UNIT

UNIT 20 CONCORDE ROAD, NORWICH, NR6 6BW

- Established airport industrial estate location
- Available from August 2026
- Good accessibility to the to the Norwich Outer Ring Road
- Rear yard with additional parking

TO LET £23,500 PAX | 198.0 sq m (2,131 sq ft)

Lily Jerome

Brown&Co

T: 01603 629871

E: lily.jerome@brown-co.com

Katie Bates

Brown&Co

M: 07818 534732

T: 01603 598236

E: katie.bates@brown-co.com

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

T 01603 629871 | E norwich@brown-co.com

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LOCATION

The unit is well located on Concorde Road, on the established Norwich Airport Industrial Estate.

The estate is situated approximately 3 miles north of Norwich City Centre, close to Norwich International Airport and the A1042 Mile Cross Lane outer ring road.

Access to the unit has been further improved by the recent opening of the Northern Distributor Road, approximately 1.5 miles distant.

DESCRIPTION

The property comprises a mid-terraced industrial unit with two ground floor offices and WC's to the front, with mezzanine storage above. The unit has 3-phase electricity and LED strip lights.

To the rear of the unit is a manual roller shutter door allowing entrance to a yard providing additional parking and loading, with access out onto a gated road that is locked each night.

ACCOMMODATION

Measured on a gross internal basis, the property has the following areas:

Description	Sq ft	Sq m
Workshop	1,598	148.5
Offices	419	38.9
Total GIA	2,131	198.0

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

TOWN AND COUNTRY PLANNING

The property has previously operated under Use Classes B2 and B8 as a light industrial/warehouse facility with ancillary office accommodation, and would be suitable for a wide variety of light industrial, storage and distribution uses.

BUSINESS RATES

Business rates will be the responsibility of the tenant. The property has the following assessment:

Rateable Value from 1st April 2026: £16,500

Rates Payable: £7,128

LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a number of years to be agreed at a rent of £23,500 per annum exclusive.

IMPORTANT NOTICES

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EPC

The property has an EPC rating of D(99).

VAT

It is understood that VAT is not applicable and will not be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co

Katie Bates

01603 598236

07818534732

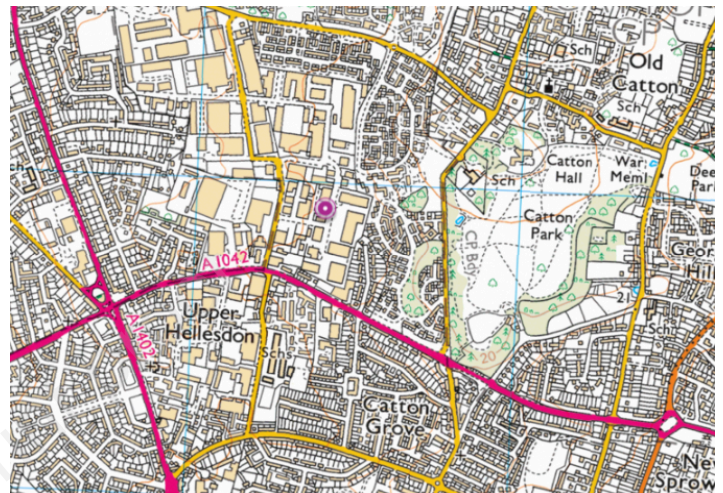
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